

## **Report of the President – MIPOA 2026 Annual Meeting**

**MIPOA** For those new to the Island, MIPOA is incorporated under the laws of the State of Connecticut and is a membership organization within the Mason's Island Fire District.

The primary purposes of MIPOA, as detailed in the Bylaws are to:

1. Enhance the enjoyment and welfare of property owners
2. Negotiate agreeable arrangements on behalf of property owners
3. Represent collective interests of members in various proceedings
4. Acquire and hold property, including roads, and manage maintenance and construction of that property.

To maintain the privacy of the roads on Mason's Island, MIPOA owns the roads. It oversees the maintenance of those roads by working closely with the Masons Island Fire District (MIFD). MIPOA also regularly communicates items of interest to its members and from time to time organizes community events and gatherings.

### **MIPOA Priorities/Concerns**

In addition to day-to-day road maintenance and ongoing communication with property owners, there are several themes which have been the subject of Board discussion in the past year.

#### **Deed Restrictions in Most of Our Deeds**

When the Allyn Family developed Masons Island, various restrictions were included in the initial property deeds. These range from setbacks, fencing, sheds, no farm animals, etc. Many of these deed restrictions are specific to your land and properties that were not originally sold by the Allyn Family may not have deed restrictions. Deed language evolved over the years so you may have different deed restrictions than your neighbors.

In 2025, the Masons Island Company approached MIPOA with the proposal to assume the enforcement of the deed restrictions. We have had several Board discussions and discussions with MICO concerning what form this transfer might take and how to provide enforcement. Some have suggested that deed restrictions should be incorporated into a special zoning district at the town-level. This would require town approval and enforcement while the town is actively moving to increase residential density.

The MIPOA Board believes that the various deed restrictions are critical to maintaining the uniqueness and standards of our community and should be handled at the Masons Island community level.

In late 2025, the MIPOA Board voted to accept the MICO proposal through a quit claim process that our attorney feels can be appropriately documented.

Currently the devil is in the details: defining an enforcement process that MICO is comfortable with, etc. If MIPOA reaches an agreement with MICO, we plan to have community meetings to get community agreement to a final structure. There is currently no timeframe and MICO will need to continue their enforcement role for now.

#### **Transition to a Paid Roads Manager**

Last year we wrote to you about the enhanced role of the volunteer Facilities Committee.

Circumstances have changed and the members of the Facilities Committee (Bob Domurat for MIPOA and Tom Giola for MIFD) have elected not to continue in this volunteer role. We have benefitted by their

technical knowledge this year and they made efforts to formalize many of the activities that are part of Roads Maintenance on the Island.

Under the Roads Transfer Agreement of 2007, MIPOA is responsible for the hiring of a Roads Manager. We are partway through this process and anticipate that we will have a Roads Manager under contract before the new fiscal year begins. The MIFD budget includes an estimated budget number that MIPOA submitted. Oversight of construction and development will be handled through a newly constituted Facilities Committee.

### **Conservation Committee**

Debbie Pryor and a group of like-minded residents came to the MIPOA Board and proposed a Conservation and Landscaping Committee to advise property owners on native plants and additional landscaping choices. We welcome their proposal and they are starting to hold programs (such as the Earth Day walks) and there are many additional programs in the works.

### **Two Open-Space Parcels**

In 2025 MICO requested that MIPOA accept the transfer of two open space land parcels adjacent to Heron Road (180-1-10H .9 acres and #180-1-10A 1.4 acres). The MIPOA Board voted in favor of accepting the transfer. Based upon a recent By-Laws amendment, a vote of membership is required to accept the transfer. The motion to accept the transfer is on the agenda for May 23, 2026, and we ask you to support this land transfer.

### **Thank yous**

Every year we owe a debt of gratitude to the volunteers who give their time to MIPOA and MIFD to make our community special. This year we especially need to thank Bill Pryor for all his years on the MIPOA Board and as President. Bill decided to pursue other interests as of December 2025. We miss him on the Board but always appreciate that he is available to consult and maintain the website and communications.

We also thank Bob Domurat for his two terms of service on the MIPOA Board and the willingness to use his municipal knowledge to be half of the Facilities Committee. And we wish him well in his upcoming retirement.

In addition, we thank Sara Lathrop for joining the Board for an interim assignment. She has deep knowledge of the Island and we appreciate her service.

The MIPOA Board welcomes hearing from you with suggestions and comments either through the website or directly.

Jean M Anderson  
President